

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner  
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Adam R. Burney  
Land Use Director

Minutes  
July 13, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

## **ANRs:**

**205 Sunset Lane-** Presented by Rob Oliva, David Ross Associates. Plan endorsed by Board. Plan creating Parcels A & B. Parcel A to be conveyed along with Lot 1 shown on ANR Plan L-12530 endorsed by the Board on March 9, 2015. The creation of Parcel A will provide lake access to the owner of Lot 1.

**175 Northfield Road-** Plan endorsed by Board. Board noted that as Northfield Road is a Scenic Road, Town permission will be required for any tree cutting in the right-of-way via a joint hearing with the Planning Board and the Tree Warden. Driveway permits will have to be issued by the DPW Director.

## **INFORMATIONAL MEETINGS:**

**333 Massachusetts Avenue-** see separate minutes.

**10 Massachusetts Avenue-** see separate minutes.

## **Minutes Approval:** All minutes signed.

5/11/15; Motion, M. Allison, Second, K. Chenis

5/11/15 Highfield Hearing; Motion, M. Allison, Second, K. Chenis

5/11/15, 270 Electric Avenue Hearing; Motion, M. Allison, Second, K. Chenis

6/22/15; Motion, M. Allison, Second, G. Bittner

7/2/15; Motion, M. Allison, Second, G. Bittner

7/2/15, 270 Electric Avenue Hearing; Motion, M. Allison, Second, K. Chenis

## **COMMITTEE REPORTS:**

**Building Reuse Committee** Met last week - put together RFQ for architect – will meet August 7<sup>th</sup> to review and make recommendation to Board of Selectmen for architect.

**Capital Planning Committee-** No meeting scheduled.

**Agricultural Commission-** Will meet July 16<sup>th</sup>. Farmers' Market doing well.

**MJTC-** Met June 17<sup>th</sup>. Reviewed adjustments to TIP. TIP out for comments; final approval on July 22<sup>nd</sup>. Next meeting July 15<sup>th</sup>. Unified Planning Work Program also reviewed. Trail connector work and stormwater study are proposed for Lunenburg. Stormwater study will allow for reporting of stormwater outlets via mobile GPS devices.

**MRPC-** End of year housekeeping.

**Open Space Ad Hoc Committee-** Met July 8<sup>th</sup> to discuss 150 and 164 White Street Chapter Land. Recommended to Town Manager the declination of the right of first refusal as there is no significant habitat, no connectivity to other protected open space, not significant in size, not agriculturally significant, and not of scenic importance. The Committee also felt the dam on the property would be a liability and expense burden.

**School Building Committee-** Meets July 15<sup>th</sup>.

**Green Community Task Force (GCTF)-** Met June 30<sup>th</sup>. Discussed projects near completion. Looking at improving insulation for Town Hall and the Eagle House. Also feasibility study for reinstallation of waste oil burner at the DPW. Project was previously terminated due to residents dropping off contaminated oil.

**DEVELOPMENT STATUS REPORTS:**

**270 Electric Avenue-** Development Plan Review Decision endorsed.

**Definitive Subdivision, 50 Elmwood Road-** Site updates noted.

**Tri Town Landing-** Construction updates noted.

**DIRECTOR'S ITEMS:**

**150 and 164 White Street, Right of First Refusal (ROFR)-** Motion, M. Allison, to not exercise right of right refusal, Second, K. Chenis, all aye. Will inform Town Manager of same.

**Bylaw Updates-** A. Burney distributed a new Site Plan Approval for Board perusal. Board to begin discussion late-August.

Board began reviewing Section 4.2., Residences and Outlying District Uses. Changes discussed included, but were not limited to, the following: Clarification of "primary residence" was discussed. 4.2.1.1.b)11. will be deleted. Edit 4.2.1.1.k) by after "limitation"- adding "on a parcel of 2.5 acres or more" and delete remainder of k). Possible deletion of 4.2.1.1.m)2. Board discussion on increasing number of persons in 4.2.1.1.m)3.(b). Add 4.2.1.1.m)3.(d) to govern parking and also an (e) to govern off-street parking..

Board will continue review at next meeting starting with 4.2.2..

**NOTICES & COMMUNICATIONS:** Routine annual update letter to Registry of Deeds noting current plan signees as a result of Town Election.

**MEETING SCHEDULE:** July 27, August 10, August 24. D. McQuaid not available for the august 10<sup>th</sup> meeting.

**BOARD COMMENT/CONCERNS:** G. Bittner noted that the Green Task Force is looking for members and interested individuals should fill out a Talent Bank form. M. Allison noted Farmer Market hours of 10-1, every Sunday and added that the Market will relocate to the library in August.

**ADJOURNED:** 9:00 PM

Documents used at meeting:

Minutes:

05/11/15

05/11/15- Highfield Village Hearing

05/11/15- 270 Electric Avenue Hearing

06/22/15

07/02/15

07/02/15- 270 Electric Avenue Hearing

ANR, 174 Northfield Road

Letter to Registry of Deeds

270 Electric Avenue Development Plan Review Decision

Protective Bylaw of the Town of Lunenburg, Section 4.2.